

# Randolph County Assessor

Courthouse • Winchester, IN 47394 • 765.584.0399

Barry Wood  
Director, Assessment Division  
Department of Local Government Finance

April 23, 2015

Dear Barry,

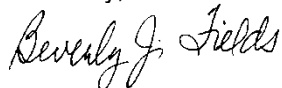
Please find attached the 2015 Randolph County Equalization Study. This study is in Excel format and includes DLGF required data and statistical calculations by class and Township, along with a summary. The study includes additional tabs for formatted data and multi-parcel sales. We have included a tab for the 2015 reconciled sales. We have also included a separate spreadsheet listing neighborhoods that were combined for the purposes of the ratio study. Finally, we have included the 2015 workbook in the prescribed format with a new column to indicate parcels that were part of Phase 1 Reassessment.

For the past few years, the number of sales in Randolph County has been reasonably consistent. As in previous years, when sales data from the prescribed time frame is broken down by Township and/or class, the number of sales by class of properties is quite limited. Including sales data outside of the time frame would require the application of an inflationary time adjustment. Application of said adjustment could skew the data by artificially increasing the sale prices for those older transfers resulting in artificial changes in assessed values. Thus, data in this study is limited to the transfers of properties within the prescribed time frame of January 1, 2014 through February 28, 2015. Equalization studies have been included where sales data was available. Where data is limited Townships have been consolidated. The following apply:

- a. Residential Improved Class - Franklin Township has been consolidated with Ward Township.
- b. Residential Vacant Class of Properties – one sale.
- c. Commercial Improved Class – All townships consolidated into County-Wide Study.
- d. Commercial Vacant Class – No sales, thus no study.
- e. Industrial Improved Class – Consolidated with County Wide Commercial Study.
- f. Industrial Vacant Class – No Sales, thus no study.

Should you or your staff require additional information, please contact our office.

Sincerely,



Beverly Fields  
Randolph County Assessor